

PART I

FOCUSING ON THE FUTURE

CHAPTER 1: POPULATION TRENDS

Since 2000, Fort Worth has been the fastest growing large city of more than 500,000 population in the nation. The city's population continues to grow and change. Growth today is due to immigration, an increased birth rate, longer average life expectancy, and domestic migration. It is important that the City of Fort Worth consider population trends in order to plan for the impacts of a larger population and increasing demands for public services. This chapter discusses ways in which population changes affect City services, followed by a general analysis of Fort Worth's population trends.

There are four basic reasons for studying population trends. First, the City must be able to predict the costs involved in providing services in the future. The demand for many services, such as water and wastewater, can be predicted by applying a formula to future population estimates. Other City services apply only to certain segments of the population, making it important to know the population's composition. For example, knowing a population's age distribution is helpful in determining demand for particular housing types.

Second, the City must be able to forecast revenues from various sources to meet future public service costs. Fort Worth derives revenues from several sources, including property tax and sales tax. Future tax revenues can be estimated but are susceptible to economic fluctuations. Per capita sales tax is often used as a predictor. Conclusions can also be drawn about property tax based on development activity, which is directly related to population increases.

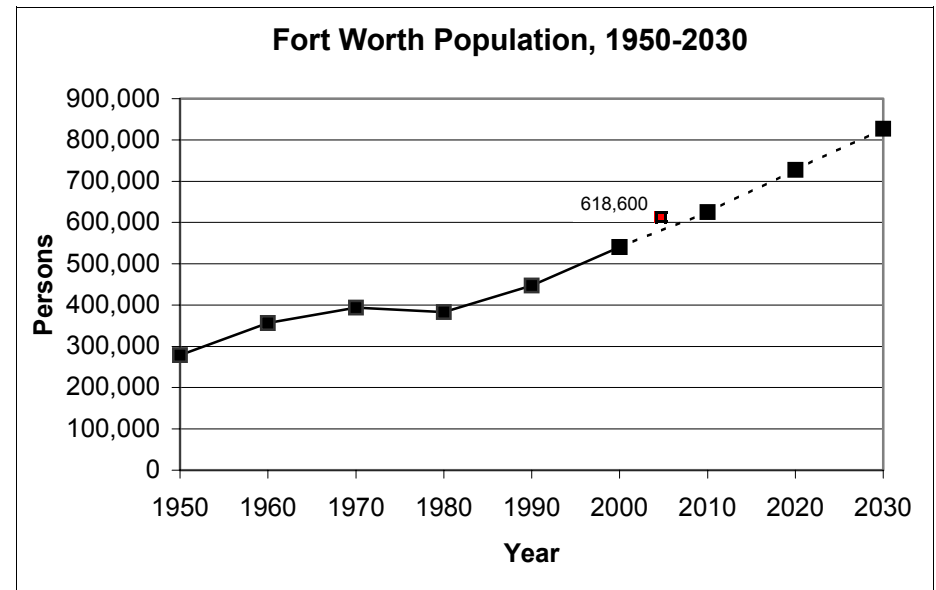
Third, knowing the spatial distribution of population within the City is important for determining the location of new community facilities and the strain that might be placed on existing facilities. Land uses are also determined by the population's spatial distribution. As population increases and shifts to different parts of the City, demand for certain types of land uses will also shift.

Lastly, population forecasts assist the City in determining the level of future land uses needed to support the predicted population. Each person will require a certain amount of space for certain uses. For example, the Parks and Community Services Department adopted the national standard of 21.25 acres of parkland per 1,000 persons to plan for future neighborhood parks. Similar predictions can also be made for other land uses.

Factors Affecting Population Change

The increase in Fort Worth's population is generally the result of four basic factors:

1) People are living longer; 2) Migration has been steady for many years, particularly from Mexico and other Latin American countries, according to the Texas State Data Center; 3) Fort Worth and Texas as a whole are experiencing high birth rates; and 4) Domestic migration is also continuing, though at reduced rates from the 1980s. A robust economy, particularly in the high technology industries, continues to prompt corporate relocations to Fort Worth. Of course, actual population growth may be



Fort Worth's population increased by 83,906 persons from 534,694 in 2000 to 618,600 in 2005. The North Central Texas Council of Governments projects that Fort Worth's population will increase to 784,300 by 2025. (Sources: U.S. Census Bureau, 1950-2000, North Central Texas Council of Governments, 2005.)

higher or lower than expected. Examples of factors that could cause slower population growth might include a prolonged economic crisis that slows business expansion or necessitates an increase in local tax rates. Conversely, examples of factors that could cause population to increase might include a complete build-out of neighboring suburban cities that shifts growth to Fort Worth, or aggressive annexation in response to developments in the City's extraterritorial jurisdiction (ETJ).

Total Population

According to the most recent U.S. Census Bureau data, Fort Worth has been the fastest growing large city of more than 500,000 population in the nation since April 1, 2000. Fort Worth's total population increased from 447,619 in 1990 to 534,694 in 2000, an annual average growth rate of approximately 2 percent. Since the 2000 Census, the population has increased at a faster rate than it did during the 1990s. The North Central Texas Council of Governments estimates Fort Worth's population at 618,600 persons as of January 1, 2005. From 2000 to 2005, Fort Worth's total population increased by 83,906 persons. This represents an average annual increase of about 16,781 persons since the 2000 Census, a growth rate of approximately 3 percent a year.

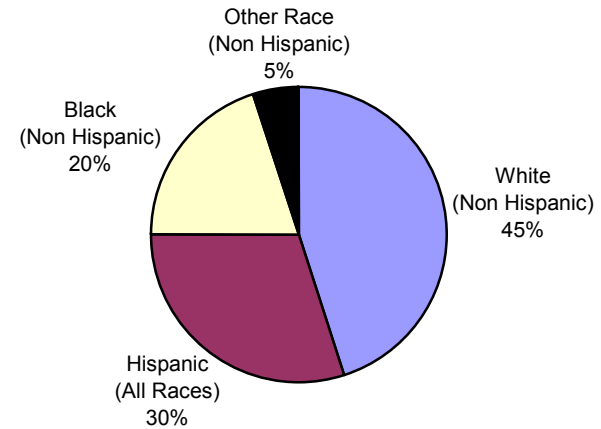
The North Central Texas region has continued to experience population growth. The region increased by 147,350 persons in 2004 for a total population of 6,014,750 as of January 1, 2005. Last year was the ninth consecutive year the region has added over 100,000 persons. Most of the region's growth in 2004 occurred in the five cities of Fort Worth, McKinney, Dallas, Frisco, and Arlington. Fort Worth led the region by adding 21,500 new residents.

The 2005 population of Fort Worth and its ETJ is estimated to be 673,000. A precise calculation of the ETJ population is impractical since the ETJ boundary does not conform to any census geography for which data is available. The ETJ is land located a certain distance beyond the city limit line that a city has a right to annex. Chapter 43 of the Local Government Code, State of Texas, defines the size of a city's ETJ based on population. Cities that have a population of 100,000 or more have a five-mile ETJ. Traditionally, developers petition the City for annexation prior to pursuing major developments in the ETJ because of the need for city services, such as water and sewer. Because of rules governing the minimum lot size for individual septic sewers, residential growth in the ETJ will likely be limited to less than one unit per acre.

Race and Ethnicity

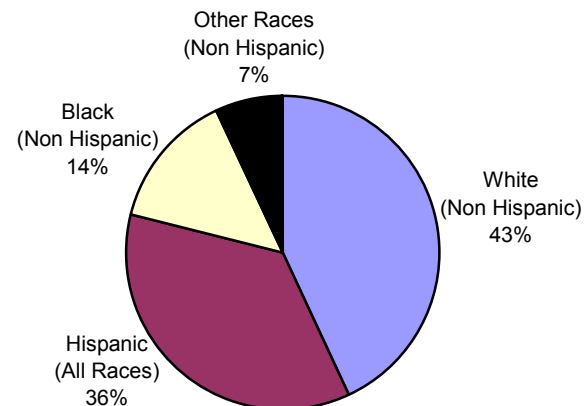
According to the 2000 Census, Hispanics accounted for 30 percent of Fort Worth's total population. Currently, this ethnic group is the fastest growing population sector in Fort Worth and Texas. Races categorized as "other," primarily Asian and Pacific Islander, are also gaining, while white and black percentages are declining in share. Currently, minorities collectively make up the majority of Fort Worth's population. By the year 2025, Hispanics are expected to make up 36 percent of Fort Worth's population, if current trends continue.

Fort Worth Race and Ethnicity, 2000



Minorities collectively made up the majority of Fort Worth's population in 2000. (Source: U.S. Census Bureau, 2000.)

Fort Worth Race and Ethnicity, 2025



The Hispanic population is projected to be the fastest growing segment of Fort Worth's population, comprising 36 percent in 2025. (Source: Texas State Data Center, 2005.)

Age

While the aging baby boom generation (those born between 1946 and 1964) is expected to increase demand on social services, Fort Worth is a relatively young city compared to national and state demographics. The 2000 Census reported a median age of 30.9 in Fort Worth, 32.0 for the State of Texas, and 35.3 for the United States. The number of persons over 65 in the city was 51,462. According to Planning Department projections, this figure will decline in the next few years, but will increase again between 2010 and 2020 as the first members of the baby boom generation reach the age of 65 in 2011. Between 2010 and 2020, the number of persons aged 65 or older will grow from 43,000 to 54,000. This age group will continue to grow beyond 2020 to 2029, when the remaining portion of the baby boom generation reaches 65.

The number of school-age children is also expected to increase. The number of children in Fort Worth between the ages of 5 and 19 is expected to increase from 122,340 in 2000 to approximately 180,076 by the year 2025. This will increase the need for educational facilities and resources for youth. The greatest growth will occur in the general working-age adult population, which will help to offset the increases in young and elderly populations. The adult population between the ages of 20 and 64 will increase from 316,575 in 2000 to approximately 465,572 by 2025. If current trends continue, there will be more working adults per dependent population in 2025 than in 2000.

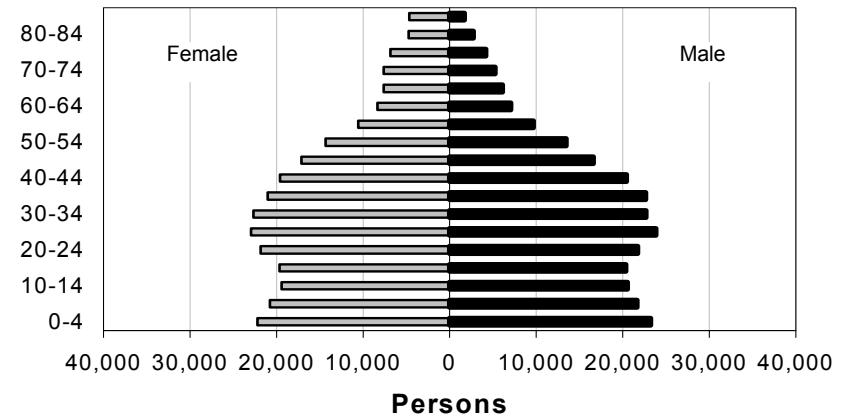
Population by Sector

There are no reliable population projections for Fort Worth's 16 planning sectors. However, inferences can be made based upon current conditions, observed patterns of growth, and expected citywide changes. Sector populations are estimated based upon the most closely matching census geography. This is an imprecise estimate because census geography may not closely match the boundaries of the sector. Five of the 16 planning sectors include areas outside the city limits in the ETJ.

Between 1990 and 2000, population growth was greatest in the Far North, Eastside, and Wedgwood sectors. This growth is attributed to the availability of large tracts of developable land in these sectors. The Eastside and Far North sectors exhibited the largest volume of growth due to residential developments such as River Trails, River Bend Estates, Stone Hollow, Park Glen, Heritage Trace, Crawford Farms, and Laseter. This trend is expected to continue as large residential developments, such as Arcadia Park, Villages of Woodland Springs, and Trace Ridge, expand beyond North Tarrant Parkway. The Far North, Wedgwood, Far West, and Far Southwest sectors will also experience a high percentage of growth as Summer Creek, Meadow Creek South, and Columbus Heights subdivisions expand.

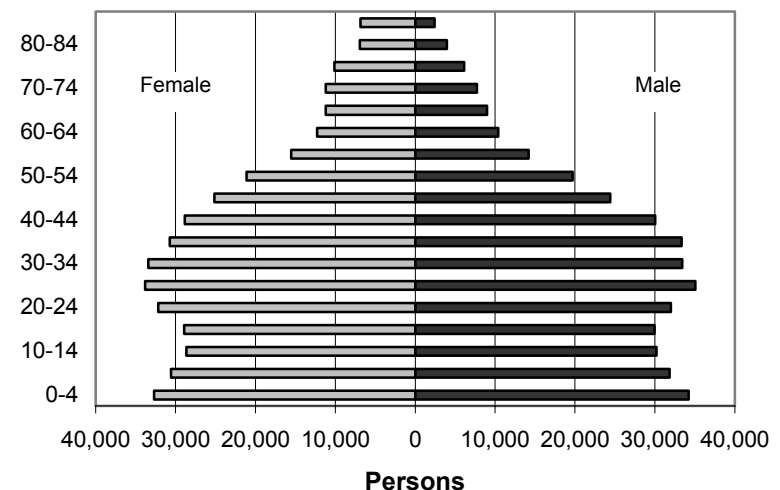
The greatest percentage of growth between 1990 and 2000 occurred in the Downtown sector, adding over 1,500 residents at an annual growth rate of 10 percent. Since 1993, an estimated 2,000 housing units have been added in Downtown Fort Worth. Other central city sectors have exhibited much slower growth rates than the

Fort Worth Age Groups, 2000



The number of persons 65 and older was 51,462 in 2000 while the number of school-age persons (ages 5-19) was 122,340. (Source: U.S. Census Bureau, 2000.)

Fort Worth Age Groups, 2025



The number of persons over 65 years of age will likely grow to 75,490 by 2025 while the school-age population (ages 5-19) will likely grow to 180,076. (Source: Planning Department, 2005.)

Downtown sector, primarily due to their older housing stock and lack of large tracts of developable land. Many central city sectors experienced a population decline in the 1980s, but are now gaining population.

Race by Sector

The Southeast sector has the largest percentage of minority residents, with 87 percent of its total population comprised of black, Hispanic, and other. Northside, Southside, and Northeast sectors follow with 82, 80, and 74 percent minority populations, respectively. All five of the outlying sectors are less than 20 percent minority. The TCU/Westcliff sector has the lowest percentage of minorities of any sector inside Interstate 820 Loop, with 22 percent.

Data from the Fort Worth Independent School District (FWISD) indicate that the percentage of Hispanic students has increased in almost every elementary school in the FWISD since 1990. The highest percentage of Hispanic student population growth has been in schools located in the Northeast and TCU/Westcliff sectors. All elementary schools in these sectors have shown a 15 percent average increase in the Hispanic student population since 1990.

Age by Sector

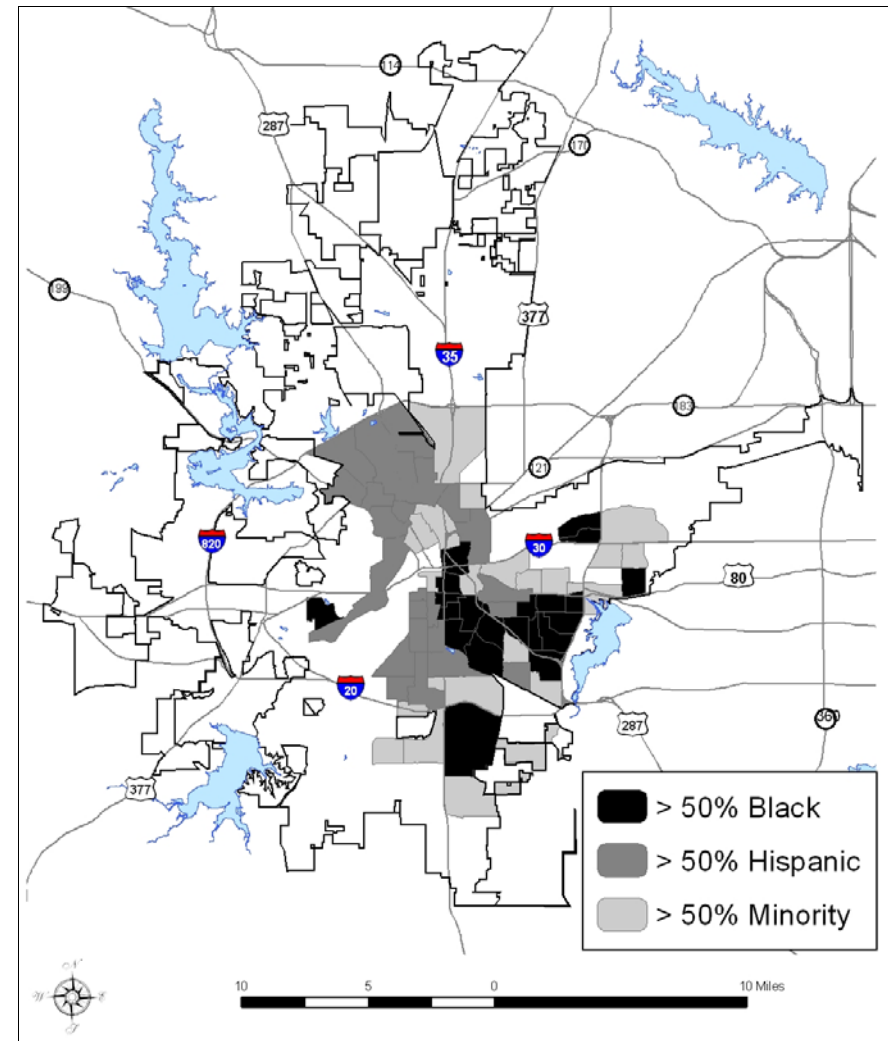
In 2000, the Downtown sector had the highest percentage of persons aged 65 and older, at 36 percent. The Arlington Heights and TCU/Westcliff sectors both had 14 percent. The Far North sector had the smallest percentage at only three percent. Downtown saw an increase in younger adults from 1990 to 2000. This could be due to the completion of a number of residential developments that appeal to young professionals. Since the baby-boom generation is projected to begin turning 65 years old in the year 2011, it is likely that the percentage of seniors in all sectors will increase proportionately.

The Southeast sector had the largest percentage of school-age children with 27 percent. The Far North, Sycamore, and Northside sectors follow, with 25, 24 and 22 percent, respectively. Downtown had the least with only eight percent. The trend toward larger school-aged populations has already become evident in many central city sectors. A recent FWISD study reported that elementary school enrollment is up by more than 4,000 from 1990 to 2000. This trend is likely to continue as redevelopment projects increase the number of residents in the central city sectors.

Challenges and Opportunities

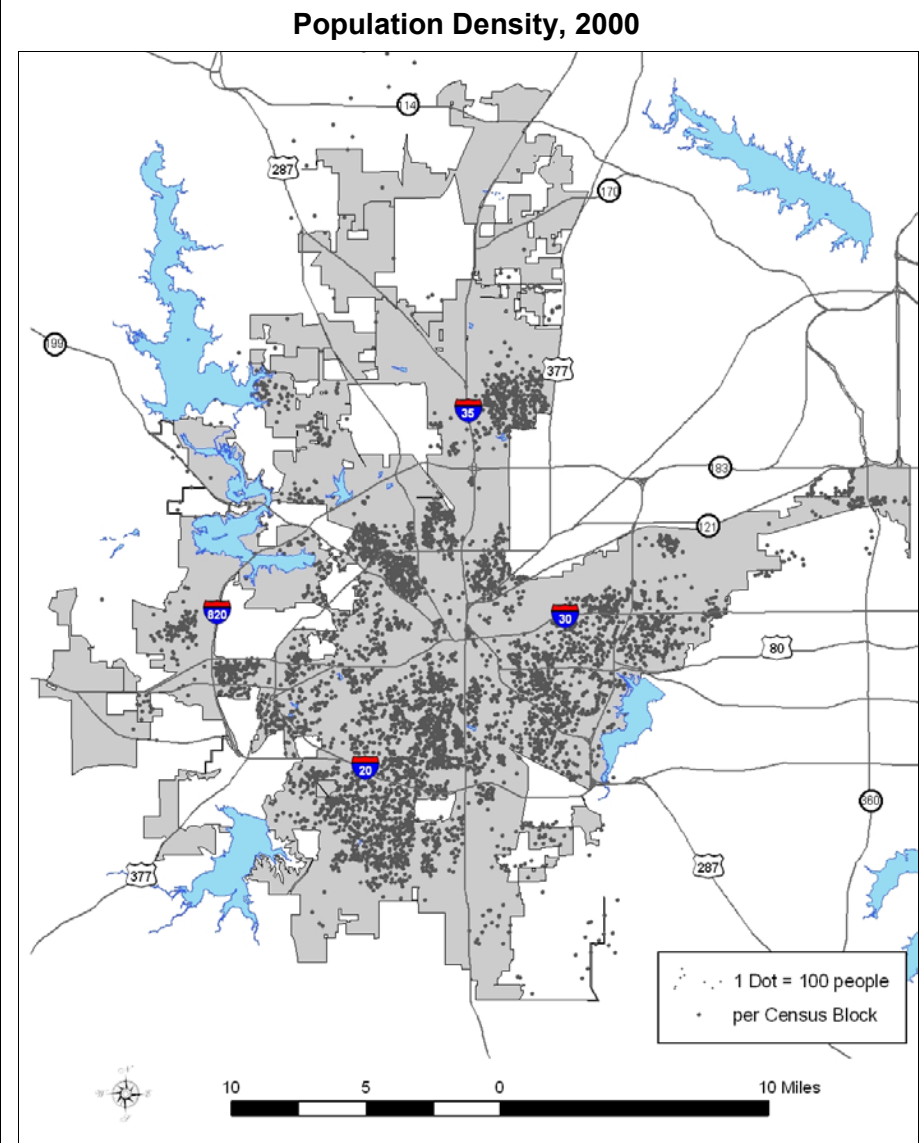
The total population of Fort Worth will continue to grow each year. In 2005, the city's population was 618,600 with a projected 2025 population of 784,300. Increased population will place additional demands on existing community facilities and infrastructure, and will result in the need for additional and expanded facilities. Shifting populations within the city will result in changing land use patterns and will help determine the location of new facilities.

**Minority Population, 2000
by Census Tract**



The Northside, Southside, and Southeast sectors of the City have the highest concentrations of minority population. (Source: U.S. Census Bureau, 2000.)

While the Fort Worth's total population grows, there will also be many changes in the composition of the population. Minorities, collectively, have become the majority. The percentage of the population over the age of 65 will increase between 2010 and 2020. Changes in age composition will result in a need for different types of housing and services.



Fort Worth's population is concentrated inside Loop 820 and in subdivisions outside the Loop in the north and southwest. (Source: U.S. Census Bureau, 2000.)

